## PLANNING, HOUSING AND SOCIAL WELFARE SECRETARIAT

**Reviews the Administration Report of the Mysore Housing Board for 1961-62 and 1962-63**

READ—

1. Correspondence ending with letter No. C1 PR.9C. 1498/62, dated the 10th September 1963, from the Chairman, Mysore Housing Board, furnishing some additional information on the Administration Report of the Board for the year 1961-62.
2. Letter No. C.L. PR.Y/63-64, dated the 19th October 1963, from the Chairman, Mysore Housing Board, forwarding a Report on the working of the Mysore Housing Board for the year 1962-63.

ORDER No. PHS 117 PHB 62, DATED BANGALORE, THE 1ST FEBRUARY 1964.

RECORDED.

*I. Constitution of the Board.*—The Board was last reconstituted on 1st June 1959. The members continued during 1961-62. During 1962-63 the following were appointed for a period of three years as members of the Board with effect from 1st June 1962:

1. The Chairman, City Improvement Trust Board, Bangalore.
2. The Chairman, City Improvement Trust Board, Mysore.
3. The Commissioner for Labour in Mysore, Bangalore.
4. The Director of Industries and Commerce, Bangalore.
5. The President, Mysore Chambers of Commerce, Bangalore.
6. The President, Mysore State Housing Corporation, Bangalore.

Shri A. Bhimappa Naik continued to be the Chairman of the Board.

*II. Jurisdiction.*—The jurisdiction of the Mysore Housing Board extended, as in the previous years, to old Mysore area only and the Special Officer for Housing was in charge of the Housing Schemes in the integrated areas.

*III. Functions of the Housing Board.*—During 1961-62, the Housing Board continued to be incharge of the following schemes:

1 Subsidised Industrial Housing Scheme;
2 Low Income Group Housing Scheme;
3 Middle Income Group Housing Scheme;
4 Supervision of work done by the Municipalities under Slum Clearance Scheme.

During 1962-63, the Housing Board was entrusted with the work of Subsidised Rental Housing Scheme and also disbursement of loans sanctioned under the Centrally sponsored Land Acquisition and Development Scheme. The Housing Board was also entrusted with the disbursement of loans to Co-operative Housing Societies directly.

*IV. Meetings of the Board.*—The Board met 13 times during 1961-62 and 8 times during 1962-63. The Allotment Committee constituted by the Board met 5 times in 1962-63 against 4 times in 1961-62.

*V. Statutory Notifications issued by Government.*—Under Clause 6 of Section 2 of the Mysore Housing Board Act, 1955, Government appointed the following Engineers of the Board as "Competent Authorities" of the areas noted against them in Government Notification No. PHS 6 PHB 61, dated 16th October 1961:

| | *Officer* | *Area* |
|---|---|---|
| 1 | Executive Engineer, Mysore Housing Board ... | Chitradurga Town. |
| 2 | Assistant Engineer, Davangere ... | All other places in Chitradurga Division except Chitradurga. |
| 3 | Assistant Engineer, Mysore Housing Board, Shimoga... | Shimoga and Chickmagalur Districts. |
| 4 | Assistant Engineer, Mysore Housing Board, Bellary ... | Bellary District. |

The Special Officer for Integrated Areas was appointed as the "Competent Authority" in the Districts of Bijapur, Belgaum, Dharwar and North Kanara.

*VI. Establishment.*—During the year 1961-62 some of the essential posts were made permanent. In view of the need, orders were issued to continue the entire temporary staff till the end of the Third Plan period (March, 1966).

Amendments to the Mysore Housing Board Services (Recruitment) Rules issued in Notification No. LLH 150 GHA 59, dated 7th December, 1960, were effected in Government Notification No. PHS 32 PHB 61, dated 15th January 1962, to provide for filling up of posts of Superintendents, Inspectors and Second-Grade Inspectors. Rules were also issued in January 1962, in regard to the Departmental Examinations to be passed by the officials of the Board.

*VII. Third Five-Year Plan.*—1. The Third Five-Year Plan was launched during the year 1961-62. A provision of Rs. 500 lakhs is made under Housing. The expenditure incurred during the first two years of the Third Five-Year Plan is as under :—

(Rs. in lakhs).

| Schemes | Plan outlay | Expenditure | | |
|---|---|---|---|---|
| | | 1961–62 | 1962–63 | Total |
| 1 Subsidised Industrial Housing Scheme... | 80 | 12.00 | 17.50 | 29.50 |
| 2 Low Income Group Housing Schemes ... | 275 | 38.50 | 43.00 | 81.50 |
| 3 Plantation Labour Housing ... | 8 | ... | ... | ... |
| | (No response in these years from Planters). | | | |
| 4 Village Housing ... | 100 | Not operated by the Housing Board. | | |
| 5 Slum Clearance (State Share) ... | 20 | | | |
| 6 Town Planning ... | 17 | | | |
| | 500 | | | |

2. *Subsidised Industrial Housing.*—The scheme envisages a total outlay of Rs. 80 lakhs. The target fixed for the entire Third Plan period is 2,250 houses.

3 The State Government have so far sanctioned about 8 projects (3 in State Sector and 5 in Private Sector) under this Scheme.

| Name of the Project | Tenements | Assistance involved. |
|---|---|---|
| | | Rs. |
| STATE SECTOR | | |
| 1 Dandeli Phase II ... | 200 | 8.36 |
| 2 Belagola ... | 300 | 11.55 |
| 3 Byatarayanapura Phase III ... | 100 | 4.75 |
| PRIVATE SECTOR | | |
| 4 Pandavapura Sahakara Sakkare Karkhane ... | 200 | 6.84 |
| 5 Hiarnyakesi Sahakara Sakkare Karkhane ... | 158 | 4.94 |
| 6 Mandya National Paper Mills ... | 100 | 3.49 |
| 7 Ugar Sugar Works ... | 40 | 1.10 |
| 8 Shahabad Industrial Works ... | 110 | 3.78 |
| Total | 1,208 | 44.76 |

4. These works are in various stages of progress. Out of 3,806 tenements constructed under scheme, about 133 tenements are under the occupation of ineligibles. Action is being taken to evict the ineligibles and allot them to the eligible workers.

*II. Low Income Group Housing Scheme.*—1. The total outlay envisaged under this programme is Rs 275 lakhs and the target fixed is 3,300 houses. This amount is utilised for the construction of tenements for allotment on hire purchase system besides granting of cash loans to individuals, Local Bodies and Housing Co-operatives. During the year 1961-62, 61 applications covering a loan of Rs. 4.39 lakhs were sanctioned. The expenditure incurred by the Housing Board and other agencies amounted to Rs. 56.92 lakhs. In the year 1962-63, 389 applications involving a loan of Rs. 30.13 lakhs were sanctioned. The expenditure incurred was Rs. 29.09 lakhs.

*2. Subsidised Rental Housing.*—The Scheme envisages the construction of small tenements on rental basis for the benefit of the weaker section of the community whose annual income is below Rs. 2,100. The outlay of about Rs. 5,000 is envisaged. The scheme was taken up towards the end of 1962-63. During the year 1962-63 an outlay of Rs. 4·3 lakhs was incurred. The constructional work was taken up in Bangalore, Mysore, Shimoga, Davangere, Kolar and Hubli, etc. About 164 tenements were almost complete and 556 tenements were at different stages of execution.

VIII. The progress achieved during the first two years of the Plan period under the Plan Schemes as under.—

| Scheme | 1961-62 | | 1962-63 | |
|---|---|---|---|---|
| | Target | Achievement | Target | Achievement |
| 1 Subsidised Industrial Housing Scheme ... | 800 | 402 | 520 | 354 |
| 2 Low Income Group Housing Scheme ... | 800 | 1,069 | 525 | 280 |

**IX. Non-Plan Schemes.**

*Middle Income Group Housing.*—Out of Rs. 30 lakhs released during the year 1961-62, an expenditure of Rs. 28·59 lakhs was incurred and in 1962-63, the expenditure incurred amounted to Rs. 36·39 lakhs against Rs. 40 lakhs released. 141 houses were constructed during 1961-62 and 150 houses in 1962-63.

*X. Other Assistance.*—Towards the close of 1962-63, the Life Insurance Corporation of India released a sum of Rs. 34·50 lakhs for the implementation of the Low Income Group Housing Scheme. The entire amount was placed at the disposal of the Mysore Housing Board only towards the close of the year. No amount could be spent out of this loan assistance during the year 1962-63.

The Government of India released a sum of Rs. 22·84 lakhs under Loans and Rs. 20·04 under grants for payment to the private employers whose projects under Subsidised Industrial Housing Scheme sanctioned during the Second Five-Year Plan were complete. The entire amount was placed at the disposal of the Mysore Housing Board to arrange for payment to the employers.

*XI. Amendments to the Middle Income Group Scheme.*—During the year 1961-62, the upper limit of income of the applicants for loan under Middle Income Group Housing Scheme was raised from Rs. 12,000 to Rs. 15,000 per annum. The maximum loan that could be sanctioned was fixed at Rs. 20,000 and the cost of the construction was raised to Rs. 30,000 including the cost of the land. The minimum floor area of the houses to be constructed under the scheme was reduced from 700 Sq. ft. to 400 Sq. ft.

*XII. Plantation Labour Housing.*—The Third Plan envisages the construction of 416 houses with an outlay of Rs. 8 lakhs. During the year 1961-62, a provision of Rs. 50,000 was made. But as there was no response, this amount was appropriated for expenditure under Low Income Group Housing Scheme. No provision was made during 1962-63. Three proposals for construction of 60 houses were received and they were being scrutinised.

*XIII. The Accounts of the Mysore Housing Board* :—

| | *1961-62* | *1962-63* |
|---|---|---|
| | Rs. nP. | Rs. nP. |
| Opening Balance ... ... | 36,01,533'87 | 31,12,390'52 |
| Receipts ... ... | 1,17,96,736'21 | 1,03,26,347 82 |
| Total ... | 1,53,98,270'08 | 1,34,38,738'34 |
| Expenditure ... ... | 1,22,85,875 56 | 1,07,98,494'95 |
| Closing Balance ... | 31,12,390'52 | 26,40,243'39 |

*XIV. Repayments of Loans by the Board.*—The Mysore Housing Board has effected repayment of loans as under :—

| | *1961* | *1962-63* |
|---|---|---|
| | Rs. | Rs. |
| 1 S.I.H.S. ... .. | 80,000 | 3,60,000 |
| 2 L.I.G.H.S. ... ... | 7,87,842 | 14,62,592 |
| 3 M.I.G.H.S. ... ... | | 3,31,637 |

*General.*—The Mysore Housing Board Act, 1962, enacted by the Legislature received the assent of the President of India on 9th March 1962. It has not yet been brought into force. Rules under the Act are being framed.

The Housing Board may speed up the recovery of overdue loans according to the dates and also encourage accelerated payments. The rent structure under the Subsidised Industrial Housing Scheme may be examined and revised. The need for having a larger programme and taking steps for acquiring lands for taking up schemes is also emphasised.

The work of the Board was generally satisfactory.

By Order and in the name of the Governor of Mysore,

S. N. RAMASWAMY,

*Under Secretary to Government,*
*Planning, Housing and Social Welfare Department.*